

F WORKGROUP ITEM 1

Section 508.3.2 Nonseparated occupancies.

~~**508.3.2 Nonseparated occupancies.** Buildings or portions of buildings that comply with the provisions of this section shall qualify as nonseparated occupancies.~~

~~**508.3.2.1 Occupancy classification.** Nonseparated occupancies shall be individually classified in accordance with Section 302.1. Code requirements shall apply to each portion of the building based on the occupancy classification of that space except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof.~~

~~**508.3.2.2 Allowable area and height.** The allowable area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.~~

~~**508.3.2.3 Separation.** No separation is required between occupancies.~~

~~**Exception:** Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.3.3.~~

Subsequent sections to be renumbered accordingly.

Purpose/Rationale (N):

The allowance for nonseparated uses other than H occupancies is not contained within the CBC. The CBC requires that certain occupancies be separated from other occupancies because of the potential negative impact a fire in one occupancy spreading to the other. While the concept seems rational for buildings housing a single business, where the impact is self imposed. The problem is that the nonseparated provisions would apply across the board and impact multiple businesses or uses in the same building under multiple owners or tenants. The restrictions in 508.3.2.1 and 508.3.2.2 only require that the building conform to the more restrictive allowances for the occupancy groups under consideration and the most restrictive allowable height and area limitations. With the liberalization of the heights and areas in the IBC and the significant increases in the heights and areas modifiers, there are many cases where the difference between what the CBC would require as the type of construction and other items is significantly less. In addition, an increase in type of construction does not require much more than getting 1 hour partitions as compared with non-rated partitions. The increase in type of construction would not require even the 1 hour partitions to have fire protected openings. Without the protection of openings, the increase, if even applicable, to 1 hour partitions provides very little as far as fire separation is concerned. While some may argue that the buildings will probably be sprinklered if they are that large, it is inappropriate to assume that the sprinklers provide the equivalent protection even if there is a high level of confidence that the sprinklers will function as intended. Retention of this provision of the IBC allowing nonseparated uses will definitely increase of the level of risk in many of the buildings that will be constructed within California.